

Offering Memorandum

Single-Tenant NNN Industrial Investment



2925 Brookspark Dr., North Las Vegas, NV 89030

Contents

2925 Brookspark Drive
North Las Vegas, NV 89030

01

Executive Summary

05

Tenant Profiles

07

Aerials & Plans

13

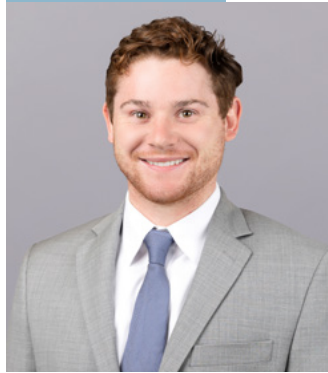
Financial Analysis

15

Market Overview

Investment Team

Point of contact



Michael Keating Jr.

Associate

775.843.0125

mjrkeating@logicCRE.com

S.0200781



Amy Ogden, SIOR

Partner

702.234.9860

aogden@logicCRE.com

S.0069966



Madeline Nuha

Associate

702.954.4131

mnuha@logicCRE.com

BS.0146665

L O G I C

3900 S. Hualapai Way
Suite 200
Las Vegas, NV 89147

702.888.3500
www.LogicCRE.com



Property Overview
Property Details
Investment Highlights

01
Executive Summary

Offering Snapshot



Contact Broker
Offering Price



± 9,970 SF
Total Square Footage



± 55 months
Lease term remaining, plus one 60-month renewal option



Net Lease (NNN)
Lease Type



New Foam Roof
In 2022 with warranty through 2032



All 4 Cooling Units
Replaced in 2022

Property Overview

Located at 2925 Brookspark Drive in North Las Vegas, Nevada, this ±9,970 SF single-tenant industrial building sits on a ±0.52 AC parcel within the Brookspark Business Park submarket of Clark County. Built in 1997 of masonry construction, the property features a ±2,351 SF two-story HVAC office, three grade-level doors, 1,200-amp power, and a ±8,500 SF paved and secured yard with 20 total parking spaces. The building is 100% leased to Gorman Roofing Services LLC under a Net Lease (NNN) offering a buyer long-term, low-management cash flow backed by a national commercial roofing and exterior services provider.



Property Details



Location

2925 Brookspark Drive
North Las Vegas, NV 89030



Property Size

- ± 9,970 SF
- ± 0.52 AC



Parking

- 20 total parking spaces
(16 in secured yard +
4 outside)



Parcel Number

- APN: 139-15-613-009



Construction & Zoning

- Built in 1997
- Masonry construction
- Zoning – M-2
(Industrial)



Additional Details

- Three (3) grade-level
doors
- 1,200 Amp, 277/480V,
3-phase power



Investment Highlights

Newly Signed Long-Term NNN Lease

63-month initial term commenced 11/1/2025, plus one 60-month renewal option

Contractual Rent Growth

Scheduled Base Rent increases through the Initial Term at 3.25% annually. Tenant holds one 60-month Renewal Option. Base Rent for the first year of the Renewal Term is the greater of (i) Fair Market Rent or (ii) the prior year's Base Rent. After that first renewal year, rent escalates 3.25% annually for the remainder of the renewal term.

Established National Tenant

Gorman Roofing Services LLC, operating since 1998, part of the BlueThread Services platform

Strong Industrial Location

North Las Vegas industrial submarket near I-15 and US-95

Tenant Contribution

\$5 PSF into renovation and improving the warehouse/office space upon moving in.

Minimal Landlord Responsibilities

Net lease structure with Tenant reimbursing Taxes, Insurance & Operating Expenses



05

Tenant Profiles



Lease Type:	Net Lease (NNN)
LL Responsibilities:	Structural (roof, foundation, bearing walls), exterior plumbing/ sewage lines & parking lot — reimbursed by Tenant as Operating Expenses
Lease Term Remaining:	±55 months remaining (thru 1/31/2031), plus one (1) 60-month renewal option
Building Parcel Size:	± 9,970 SF building ± 0.52 AC parcel
Year Built:	1997 (masonry construction)
Company Website:	gormanroofing.com

- Commercial roofing & exterior services provider since 1998
- Licensed nationwide; part of the BlueThread Services roofing platform
- Las Vegas branch location under a long-term NNN lease

Founded in 1998, Gorman Roofing Services LLC is a full-service commercial roofing and exterior services provider serving the Western U.S., with branch locations in Phoenix, Los Angeles, San Diego, Northern California, Seattle, and Las Vegas. The company performs re-roofing, roof replacement, roof asset management, and exterior renovation work for commercial, multifamily, HOA, and senior living clients, and holds top-tier manufacturer certifications including GAF Master Select, Carlisle, Elevate, and Johns Manville. Gorman recently announced a merger with Titan and operates as part of the BlueThread Services national roofing platform. At this location, Gorman occupies 100% of the ±9,970 SF building as its Las Vegas branch under a long-term triple-net lease.



Aerials
Site Plan
Floor Plan

07

Aerials & Plans







Industrial / Office

(Ts)
Tree Solutions

SUBJECT

± 9,970 SF
± 0.52 AC

Industrial / Office

CINTAS
READY FOR THE WORKDAY™

Retail

NORTH 5TH
BREWING CO.

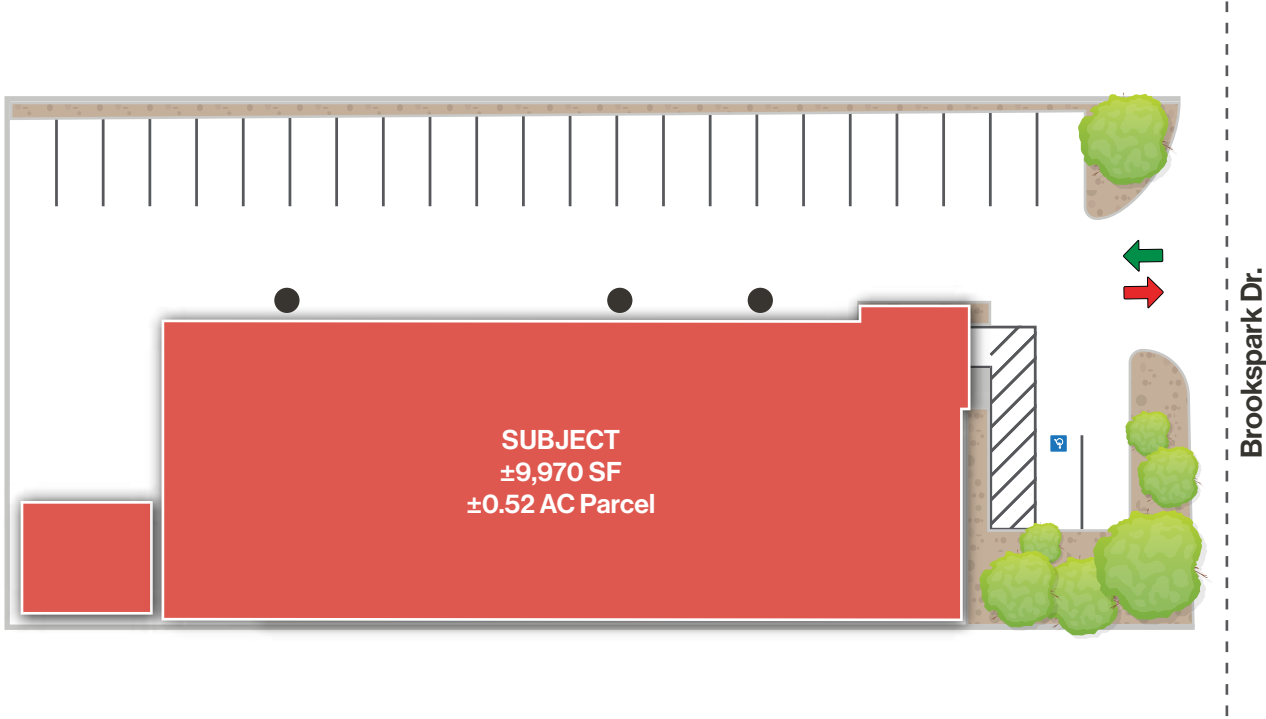
Downtown Las Vegas

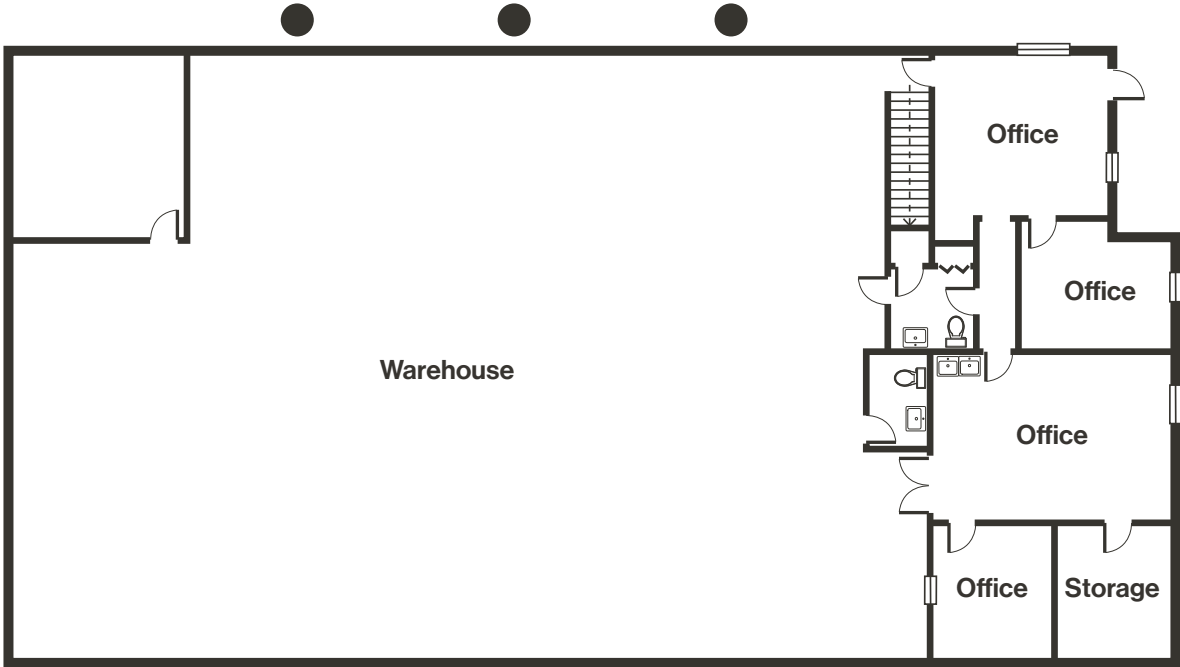


I-15 Freeway // 197,000 CPD

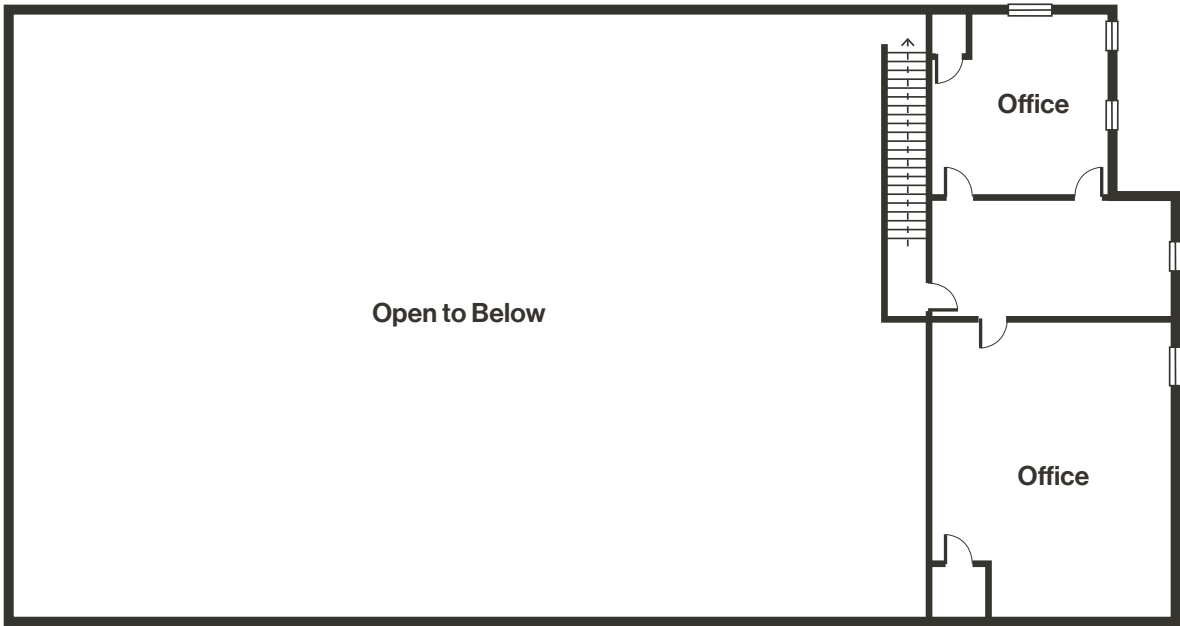
Brookspark Dr.

Brooks Ave.





Floor Plan | Second Floor





Cash Flow Assumptions

Pro Forma — Annual Net Operating Income (NOI)

Tenant: Gorman Roofing Services LLC | Lease Type: Net Lease (NNN)

Assumptions

Building Size (SF)	9,970
Starting Base Rent (PSF/Month)	\$1.20
Annual Rent Escalation	3.25%

Note: NOI shown equals Base Rent. Lease is structured NNN — Tenant reimburses 100% of Taxes, Insurance & Operating Expenses as Additional Rent, so those pass-through costs net to \$0 for the Landlord and are excluded from this schedule.

Lease Year	Period	Monthly Rent (PSF)	Monthly Base Rent	Annual Base Rent (NOI)
Year 1	2/1/2026 – 1/31/2027	\$1.20	\$11,964	\$143,568
Year 2	2/1/2027 – 1/31/2028	\$1.24	\$12,353	\$148,234
Year 3	2/1/2028 – 1/31/2029	\$1.28	\$12,754	\$153,052
Year 4	2/1/2029 – 1/31/2030	\$1.32	\$13,169	\$158,026
Year 5	2/1/2030 – 1/31/2031	\$1.36	\$13,597	\$163,162
5-Year Total				\$766,041

The 3-month rent abatement at lease commencement has already elapsed as of the date of this pro forma and is therefore excluded from forward NOI. Tenant holds one (1) 60-month Renewal Option. Base Rent for the first year of the Renewal Term is the greater of **(i) Fair Market Rent or (ii) the prior year's Base Rent**. After that first renewal year, rent escalates 3.25% annually for the remainder of the renewal term.

15

Market Overview



Important Statistics

5-Mile Radius



511,797

Total Population



500,096

Daytime Population



12,684

Number of Businesses



1.0%

2026-2031 Population Growth



192,215

Total Employees



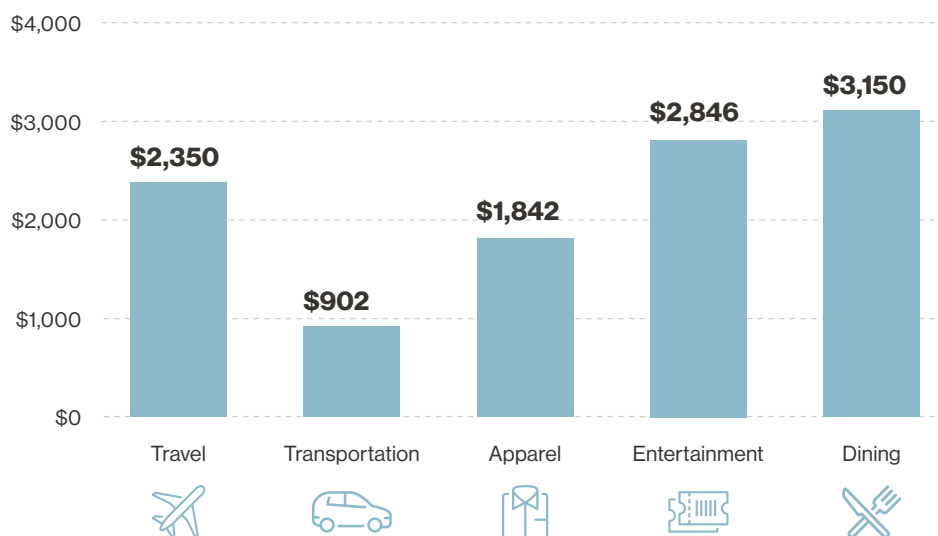
\$381,341

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	9,445	175,718	492,033
2026 Population	9,482	180,441	511,797
2031 Population	9,926	188,476	537,299
Annual Growth 2020 - 2026	0.06%	0.43%	0.63%
Annual Growth 2026 - 2031	0.92%	0.88%	0.98%
Income			
2026 Average Household Income	\$81,217	\$79,686	\$84,294
2031 Average Household Income	\$97,605	\$93,208	\$97,570
2026 Per Capita Income	\$23,437	\$25,671	\$28,802
2031 Per Capita Income	\$28,381	\$30,235	\$33,697
Households			
2020 Total Households	2,573	53,472	161,813
2026 Total Households	2,683	56,910	172,950
2031 Total Households	2,834	60,046	183,781
Housing			
2026 Total Housing Units	2,780	59,828	183,394
2026 Owner Occupied Housing Units	1,420	25,766	83,150
2026 Renter Occupied Housing Units	1,263	31,144	89,800
2026 Vacant Housing Units	97	2,918	10,444
2031 Total Housing Units	2,969	63,317	195,676
2031 Owner Occupied Housing Units	1,539	27,383	88,548
2031 Renter Occupied Housing Units	1,295	32,662	95,233
2031 Vacant Housing Units	135	3,271	11,895

Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **2.46 million residents**. With the 5th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **38.5 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2025
Travel

38.5_{MM}

Number of Visitors to Las Vegas



2025
Revenue

\$13.7_B

Clark County's Gaming Revenue



2025
Occupancy

88.8%

Las Vegas' Weekend Occupancy

54.9_{MM}

Number of Enplaned/Deplaned
Airline Passengers

\$8.8_B

Las Vegas Strip
Gaming Revenue

80.3%

Las Vegas'
City-Wide Occupancy

± 120

Number of People Moving
To Las Vegas Daily

5.9_{MM}

Number of Convention Visitors

150k

Number of Hotel Rooms

44.0_{MM}

Total Room Nights
Occupied



Top Projects 2025-2029

Under Construction & Planned



\$30.6 Billion
In Project Costs in the Development Pipeline in Southern Nevada

#	Project	Cost	Status of Project	Estimated
1	Brightline High Speed Rail High-speed rail line from Las Vegas to SoCal	\$12B	Planned	2026
2	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
3	Sony / Howard Hughes Project Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	Tropicana / A's Stadium 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	LV Convention Center N., Central, & S. Halls Renovation Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	LVXP Arena Casino resort, 2,605 units, 752-ft tower, NBA arena	DND	Planned	2029
7	Universal Studios- Horror Unleashed (AREA 15) Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	Station's Casino Inspirada Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	January 2026
9	BLVD Retail Center Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	2025
10	Fertitta Entertainment Casino / Hotel Project 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD



Source: vegasdevmap.com | lvca.com/research | reviewjournal.com/business DND: Did Not Disclose

A New Frontier for Sports

Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

Nevada

Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Tax Free Haven

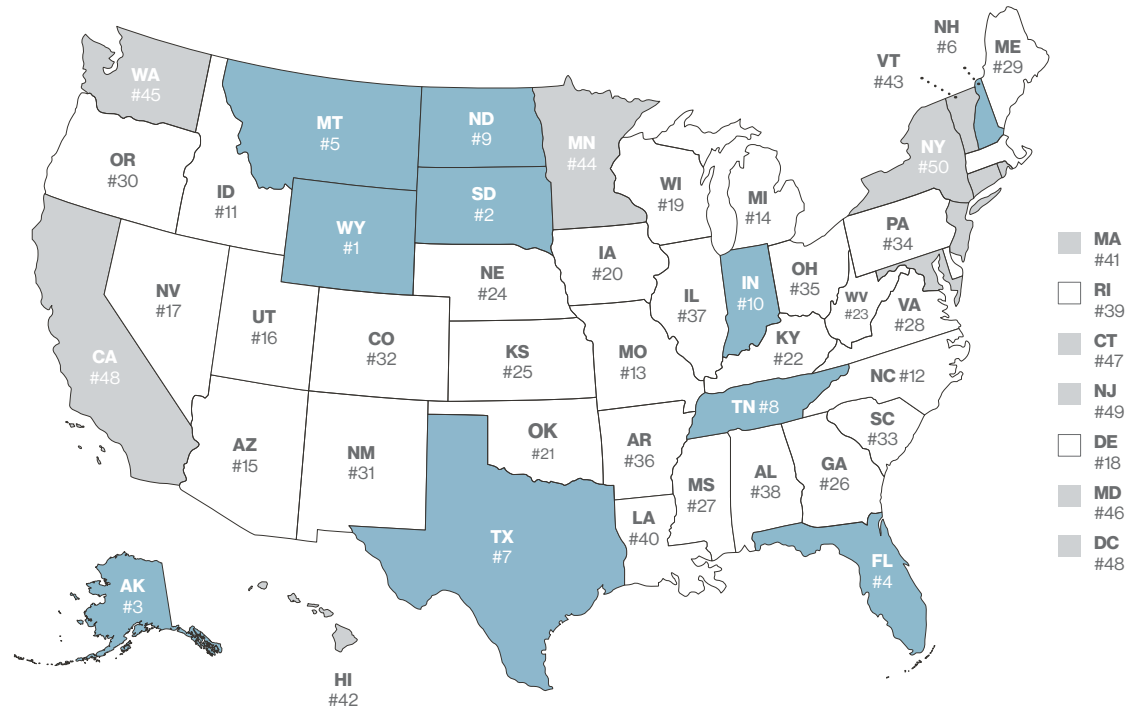
- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Source: taxfoundation.org

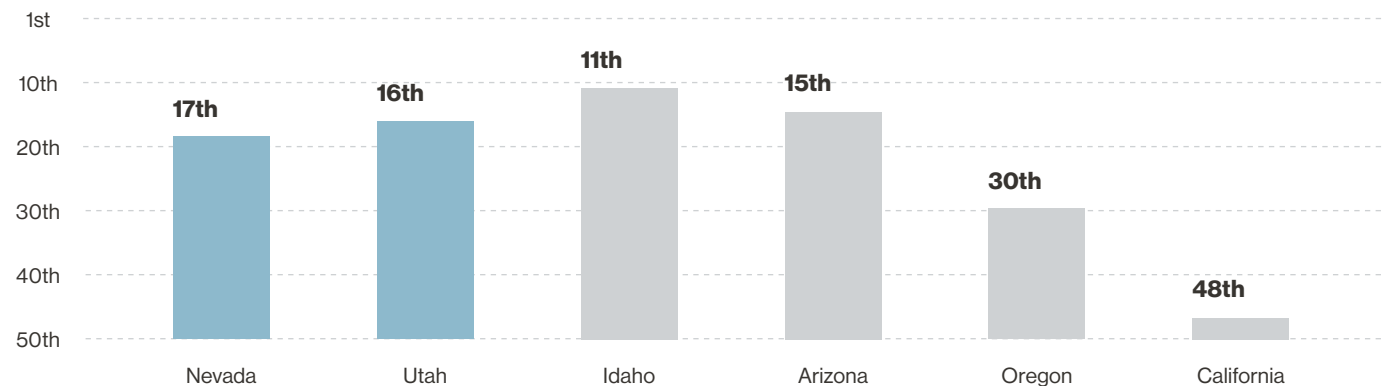
2025 State Business Tax Climate Index

10 Best Business Tax Climates

10 Worst Business Tax Climates



Tax Climate Index Ranking By State



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com



A Look at Southern Nevada

Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

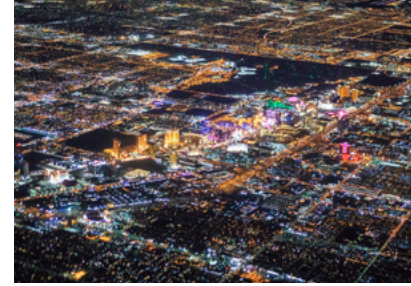
Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Las Vegas LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **2925 Brookspark Dr., North Las Vegas, NV 89030**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Las Vegas LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Las Vegas LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Las Vegas LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Las Vegas LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Las Vegas LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Las Vegas LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Michael Keating Jr.

Associate
775.843.0125
mjркеating@logicCRE.com
S.0200781

Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha

Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665